

TOWN OF HOLDERNESS
Planning Board
Meeting Minutes: September 15, 2016

Members Present: Earl Hansen (Chair), Bob Snelling (Vice-Chair), Joey Tuveson, Donna Bunnell, Ron Huntoon, and Sam Brickley (Alt. Ex-officio)

Members not present: Carl Lehner and Peter Francesco

Staff Present: N. Decoteau, Admin Assistant

Others Present: K. Evans, D. Martin, I. Macleod, L. Martin, M. Murray, C. Murray, J. Dunnell, W. Dunnell and J. Bennett

CALL TO ORDER:

Chairman E. Hansen called the meeting to order at 6:31 P.M.

ROLL CALL:

N. Decoteau called the roll. A quorum was present.

APPROVAL OF MINUTES:

MOTION: "To approve the Planning Board meeting minutes of August 18, 2016 as presented."

Motion: R. Huntoon

Second: D. Bunnell

Discussion: None

Motion Passes: 4 - Yes 0 - No. S. Brickley & B. Snelling abstained

NEW APPLICATIONS:

Case #2016-05: Squam Lakes Natural Science Center: Site Plan application to allow a Recreation Facility – Public for property located at 28 NH Rt. 113, identified as Tax Map 101-014-000 owned by Squam Lakes Natural Science Center located in the General Residential Zoning District, in accordance with the Town of Holderness Site Plan Review Regulations.

Board members noted they had reviewed the application.

E. Hansen noted the applicant submitted a written request for the following waivers as identified on the Site Plan Checklist:

1. (3c) Surveyor: not necessary for scope of project
2. (K) Proposed driveway location: using existing driveway
3. (L) Location of easements, utility, slope, drainage: Using existing - No changes
4. (T) Topographical contours: Not necessary for scope of project
5. (W) Drainage control: Not changing
6. (X) Drainage calculations: Not changing the drainage
7. (Y) Location of test pits and test logs: Not adding anything requiring perk tests
8. (Z) Common and dedicated land: Does not apply
9. (AA) Developmental phases: Does not apply
10. (BB) High Intensity Soils Map: No soil disruption proposed
11. (GG) Conservation Commission review: NH DES permit process underway and will include Conservation Commission as part of that process.
12. (II) Copies of local, state and federal permits: NH DES wetlands permit and NH DOT driveway-excavation and sidewalk permit process has begun.
13. (JJ) Mylar: Not using a surveyor

MOTION: “To grant Case #2016-05: Squam Lakes Natural Science Center the waivers requested.”

Motion: E. Hansen

Second: J. Tuveson

Discussion: None

Motion Passes: 6 - Yes 0 - No

MOTION: “To accept the application identified as Case #2016-05, Squam Lakes Natural Science Center: Site Plan application to allow a Recreation Facility – Public for property located at 28 NH Rt. 113, identified as Tax Map 101-014-000 as complete.”

Motion: E. Hansen

Second: R. Huntoon

Discussion: None

Motion Passes: 6 - Yes 0 - No

E. Hansen opened the Public Hearing at 6:40 P. M.

I. Macleod presented the plan providing a brief history of the property and stated the intent of the project is to provide a permanent home for the educational classes and cruises the Squam Lake Natural Science Center provides.

I. Macleod stated the plan is to demolish the existing house and garage and build new structures using a portion of the existing footprints.

I. Macleod stated the plan includes a dock for their two boats and that the application process with NH DES is underway.

I. Macleod stated an enclosed pavilion will be built in place of the existing garage.

I. Macleod stated the existing building sits on the side boundary line and that the proposed structure will be built 5 ft. in from the boundary line over the remainder of the existing footprint.

I. Macleod stated a larger open pavilion will be built over a portion of the existing house.

I. Macleod stated that a variance had been granted by the Zoning Board of Adjustment at the meeting on September 13, 2016 for the 9 sq. ft. and 64 sq. ft. areas shown on the plan.

I. Macleod stated the plan being presented, titled “*Science Center Channel Property Revision 3.091416*”, has been updated to reflect the decision of the ZBA and is different from the one submitted with the application.

I. Macleod stated the smaller structure would be built first and the larger pavilion after.

I. Macleod stated a small office area, and nice porta-potties or a composting toilet will be in the smaller structure.

I. Macleod stated the toilet facilities will be for emergency use by patrons returning from cruises and that they will be pumped out regularly as they will not be connected to a septic system.

R. Huntoon asked if there will be a water supply.

I. Macleod stated there would be a tank of water so that people could wash their hands but that they do not plan to use the well located on the property.

T. Curry added that the existing septic storage tanks will be removed from the property and that no new septic system is being proposed.

D. Bunnell asked how many porta-potties will be on site and what consideration has been given to the potential overuse of them by the public.

I. Macleod stated two toilet facilities are planned but the choice between nice porta-potties or composting toilets has yet to be determined.

I. Macleod stated that the building will be locked when not in use by the SLNSC and that their intention is not to create a site that would become an after-hours hangout.

R. Huntoon asked if there will be parking on the site.

I. Macleod stated that the busses would unload/load at the SLNSC parking lot across the street and that the only traffic expected is the occasional car to transport a patron who requires a wheelchair.

E. Hansen asked if there was any public input.

M. Murray stated he owns the property on the north side of the site and is 100% in favor of the project.

J. Bennett asked if there will be heavy equipment onsite during construction/demolition phase and if consideration will be given to keeping the driveway open at all times as his family uses it to access their property.

J. Bennett added that they have a permanent easement to use the driveway.

I. Macleod stated that any equipment on site will not block access.

J. Bennett stated that water run-off from the existing garage creates a large wet area where they park their cars and asked if something could be done to contain the water run-off.

I. Macleod stated he would be willing to give that issue consideration.

J. Bennett stated the dock located near the existing garage impedes their access to the water and asked if it would be removed as it is not shown on the plan.

I. Macleod stated they have no use for the dock and the plan is to remove it but they do plan to repair the rock retaining wall under it.

J. Bennett asked if some low cost/low impact fencing could be placed along the property line so that patrons are aware of the property boundaries.

T. Curry stated a walkway will be designated and a seasonal fence will be placed to prohibit patrons from walking onto the Bennett property.

T. Curry added that the fence may be rope strung between removal posts to facilitate plowing the driveway in the winter.

D. Bunnell asked how far into the channel will the docking of the boats extend.

E. Hansen stated that the town has no jurisdiction over what gets permitted in the lake as it falls under the permitting process of the NH DES.

R. Snelling asked regarding the definition of *Recreation Facility – Public* as the Holderness Zoning Ordinance defines it as “a recreation facility operated by a non-profit or governmental agency and open to the general public”.

R. Snelling asked if this application met the definition of being open to the general public.

E. Hansen stated that the application submitted is for a *Recreation Facility – Public* and that it is being run by a non-profit organization that is open to the general public.

B. Snelling suggested making the NH DES Wetlands and Shoreland Permitting a condition of approval.
E. Hansen pointed out that was included in one of the waivers granted.

J. Tuveson asked if there will be lighting.

I. Macleod stated that there will be some lighting on the docks as there will be electricity but that no overhead lighting is planned as they do not operate after dark.

R. Snelling asked regarding signage.

I. Macleod stated that has not been determined but will come back to the Planning Board if necessary.

E. Hansen stated that the town has sign regulations and a Sign Permit Application would need to be submitted.

Hearing no further public input, E. Hansen closed the public hearing at 7:15pm.

MOTION: “To approve the Site Plan Application identified as Case #2016-05, Squam Lakes Natural Science Center: Site Plan application to allow a Recreation Facility – Public for property located at 28 NH Rt. 113, identified as Tax Map 101-014-000 with the understanding that the necessary variance has been approved by the Zoning Board of Adjustment and with the following conditions:

1. No parking on NH Rt. 113
2. A well may be added to the site without further Site Plan Review by the Planning Board
3. Site Plan Review by the Planning Board will be required if a septic system is added to the site.”

Motion: E. Hansen

Second: J. Tuveson

Discussion: None

Motion Passes: 6 - Yes 0 - No

E. Hansen signed the plan titled “*Science Center Channel Property Revision 3.091416*” for the record.

OTHER BUSINESS:

The board reviewed a letter from FEMA dated August 24, 2016 regarding the Risk MAP project.

R. Snelling stated he attended a meeting regarding groundwater protection and will work on an itemized list of the differences between the NH DES recommended ordinance and the town’s ordinance for groundwater protection.

ADJOURNMENT: At 7:35 P.M. the following motion was made:

MOTION: “To adjourn.”

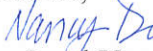
Motion: E. Hansen

Second: R. Huntoon

Discussion: None

Motion Passes: 6 - Yes, 0 - No

Respectfully Submitted,

Nancy Decoteau 
Admin Assistant – Land Use